

FEE \$ 500

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department Western Hills-
Sp. 109- Mod

THIS SECTION TO BE COMPLETED BY APPLICANT Trailer in.

BLDG ADDRESS 2713 B 1/2 Rd. TAX SCHEDULE NO. 2945-253-00-002

SUBDIVISION Western Hills m.p. SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING - BLK - LOT 109 SQ. FT. OF EXISTING BLDG(S) 10x47

(1) OWNER Dorothy Horn NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2713 B 1/2 Rd 109

(1) TELEPHONE 434-5596 NO. OF BLDGS. ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Dorothy Horn USE OF EXISTING BLDGS Residence

(2) ADDRESS - DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE - Move in Mobile Home

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PMH Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL) or _____ from center of ROW, whichever is greater Parking Req. _____

Side _____ from PL Rear _____ from PL Special Conditions _____

Maximum Height _____

CENSUS TRACT 13 TRAFFIC ZONE 86

PER PARK REGULATIONS

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Dorothy Horn Date 7/22/94

Department Approval Ronnie Edwards Date 7/22/94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A

Utility Accounting Jackie S. Berry Date 7/22/94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)